



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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NEWPORT BEACH, CA 92660
(949) 644- 3297**

Memorandum

To: Planning Commissioners
From: Brenda Wisneski, Deputy Community Development Director
Date: September 10, 2013
Re: Land Use Element Amendment (PA2013-098)

The Land Use Element Amendment Committee (Committee) will be finalizing the land use changes to be evaluated in the Environmental Impact Report at its October 1st meeting. Before doing so, the Committee seeks Planning Commission and City Council review and comment of the potential changes.

To date, the Committee has met on five occasions and a Public Information Meeting was held on September 9, 2013. Attached is an information pamphlet which includes background on the process and the land use changes which are currently proposed. A detailed presentation will be provided at the September 19, 2013 Planning Commission meeting.

Following the Planning Commission review, all comments will be forwarded to the City Council and Committee for consideration. The Planning Commission's comments will not be considered a formal action, but merely input provided during the process.

Attachments:

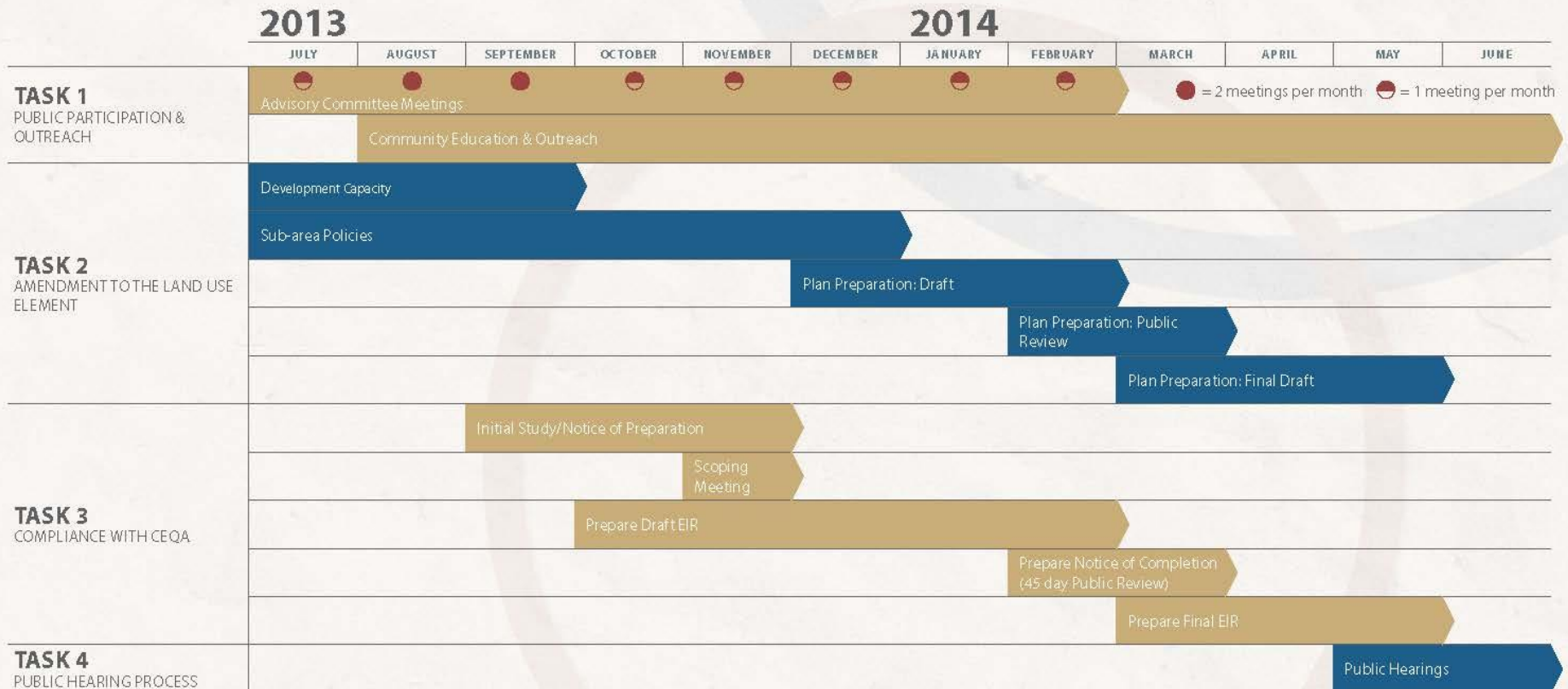
- Land Use Element Amendment Schedule
- Land Use Element Amendment Handout – Potential Land Use Changes



Work Program & Project Schedule

CITY OF NEWPORT BEACH

PROJECT TIMELINE



NEWPORT BEACH GENERAL PLAN

WHERE WE ARE HEADED

The forthcoming policy and land use recommendations will incorporate the community initiatives that have been conducted since the 2006 General Plan was adopted, including the Neighborhood Revitalization efforts including the Lido Village Design Guidelines, and the Balboa Village Implementation Plan as well as input from the Land Use Element Amendment Advisory Committee and the community at large.

Frequently Asked Questions:

1.- Why is the City conducting a Land Use Element Amendment now?

With the economy slowly recovering from the recession, now is a good time to re-evaluate the existing Land Use Element and modify any policies or land use designations to better address the goals and vision of the Newport Beach community in the context of the current economic climate.

2.- Who serves on the Land Use Element Amendment Advisory Committee?

The LUEAAC is made up of two members of the City Council, two members of the Planning Commission and five community members appointed to serve on the committee by the City Council.

3.- Could this amendment lead to other amendments?

The Land Use Amendment should adequately address the proposed land use and policy modifications to the plan; however other elements may be reviewed and updated as needed throughout the life of the current General Plan before a comprehensive General Plan update is conducted by the City.

4.- What will the Amendment process look like?

The amendment process will include the identification of any potential modifications to land uses and or development capacities based on recommendations from the LUEAAC. These recommendations will then be analyzed in accordance with the CEQA (California Environmental Quality Act). The LUEAAC will subsequently work with the community to update and modify existing Land Use policies, as necessary. Upon completion of the CEQA analysis the LUEAAC will make final recommendations for the amendments to the existing Land Use Element. These amendments will be reviewed by the Planning Commission and approved by the City Council. In accordance with the Greenlight Initiative the required amendments will appear on the ballot for a final vote of the public.

5.- Who will make the final decisions on what changes are made?

The Citizens of Newport Beach will make the final decision on what land use changes are made. The City Council will approve any modifications to the existing policies.

Land Use Element Amendment

WHERE WE HAVE BEEN

In 2002, Newport Beach knew that the City's General Plan, had not been updated since 1988 and was significantly out of date. A multi-year, community driven, update process was initiated by the City in partnership with the community and included more than 50 meetings where community input was solicited. Newport Beach residents and City leadership worked for four years – their efforts culminated in a General Plan that protects the quality of life in Newport Beach, embodies the values of the community and serves as a road map for elected officials and city staff to plan for the future. The 2006 General Plan was a huge success for Newport Beach. The 2006 General Plan was adopted by referendum in November 2006 in accordance with the Greenlight Initiative, which requires voter approval of the City's General Plan.



WHERE WE ARE TODAY

In 2013 the City kicked off a Land Use Element Amendment process in order to ensure that the goals set forth in the General Plan are being realized and to modify them as necessary – like an oil change rather than rebuilding the engine.

The amendment process is intended to account for and address any potential changes in economic conditions, community visions, and policy and regulatory initiatives since the plan’s adoption in 2006. With the Land Use Element Advisory Committee and the community’s input this fall a limited number of targeted and strategic changes will be recommended. These amendments will be vetted by the Planning Commission and, once approved, City Council and will then be placed on the ballot for final voter to approval.

Reduced Development Capacities

| Location (#see map) | Existing Use | Existing Land Use Category | Recommended Amendment | Average Daily Trip Change* | Explanation/Justification |
|---|-----------------|---|-----------------------------|----------------------------|--|
| 3 Westcliff Plaza 1000 - 1150 Irvine Avenue | Shopping Center | Neighborhood Commercial (CN) Allowed Floor Area: 138,500 sq ft. Existing Floor Area: 112,986 sq ft. | Reduction: 15,514 sq ft. | -593 | To accurately reflect the existing improvements to the property. |
| 6 Newport Coast Center 21101 - 21185 Newport Coast Drive | Shopping Center | Neighborhood Commercial (CN) Allowed Floor Area: 141,787 sq ft. Existing Floor Area: 103,712 sq ft. | Reduction: 37,875 sq ft. | -1,448 | To accurately reflect the existing improvements to the property. |
| 7 Newport Coast Hotel Rooms | None | Visitor Serving Commercial (CV) Allowed Rooms: 2150 Existing Rooms: 1128 | Reduction: 1022 Rooms | -7,747 | To accurately reflect the existing improvements to the property. |
| 8 Bayside Center | Shopping Center | Neighborhood Commercial (CN) Allowed Floor Area: 66,000 sq ft. Existing Floor Area: 65,284 sq ft. | Reduction: 366 sq. ft. | -14 | To accurately reflect the existing improvements to the property. |
| 9 Harbor View Center | Shopping Center | Neighborhood Commercial (CN) Allowed Floor Area: 74,000 sq ft. Existing Floor Area: 71,993 sq ft. | Reduction: 1,857 sq. ft. | -71 | To accurately reflect the existing improvements to the property. |
| 10 The Bluffs | Shopping Center | General Commercial (CG) Allowed Floor Area: 54,000 sq ft. Existing Floor Area: 50,312 sq ft. | Reduction: 3,538 sq. ft. | -135 | To accurately reflect the existing improvements to the property. |
| 11 Gateway Park | Park | Corridor Commercial Allowed Floor Area: 4,356 sq ft. Existing Floor Area: 0 | Parks and Recreation (PR) | -167 | To accurately reflect the existing improvements to the property. |

Areas Addressed With No Changes in Capacity

| Location (#see map) | Existing Use | Existing Land Use Category | Recommended Amendment | Average Daily Trip Change* | Explanation/Justification |
|------------------------|--------------|---|--|----------------------------|--|
| 4 Airport Area | Various Uses | Total DU's allowed: 2,200 Additive: 500 Replacement:1,650 | none | zero | Analysis determined that existing land uses were financially feasible. Additional policies may address specific village characteristics. |
| 13 Lido Marina Village | Various Uses | CC, CM, CG, Pl, MU-W2, RM, PF | Consider Policy Changes | zero | Analysis determined that existing land uses were financially feasible. Additional policies may address specific village characteristics. |
| 14 Mariners' Mile | Various Uses | CG, CM, MU-HI, MU-W1, PF | Consider economic feasibility of existing regulations. | zero | Analysis determined that existing land uses were financially feasible. Additional policies may address specific village characteristics. |

Land Use Changes

| Location (#see map) | Existing Use | Existing Land Use Category | Recommended Amendment | Average Daily Trip Change* | Explanation/Justification |
|-----------------------|-------------------------------------|---|---|----------------------------|---|
| 1 1526 Placentia Ave | King's Liquor | RM18 DU/Acre (6 DU's) | CG 0.5 FAR (7,524 sq ft) | +251 | To bring the existing use in conformance with the land use designation. |
| 1 1499 Monrovia | Vacant office building – City Owned | Multiple-Unit Residential 18 DU/Acre (RM) | Public Facilities (PF) or RM 18 DU/Acre | +294 | To bring the existing use in conformance with the land use designation. |
| 2 813 E. Balboa Blvd. | Day Spa/ Legere Property | Two-Unit Residential (RT) 2- Units | Mixed Use-Vertical (MU-V) 2 units 1,917 sq ft commercial | +65 | To bring the existing use in conformance with the land use designation. |

Modified Capacity

| Location (#see map) | Existing Use | Existing Land Use Category | Recommended Amendment | Average Daily Trip Change* | Explanation/Justification |
|-------------------------------------|--------------------------------------|---|---|----------------------------|---|
| Newport Center/ 5 Fashion Island | Regional shopping center and offices | Various | Regional Office: 500,000 sq ft. Regional Commercial (Fashion Island):50,000 sq ft. Multi-Family Dwellings (Apartments): 500 | +9129 | Consistent with 2006 General Plan recognizing Newport Center as an area appropriate for growth, limited new development will grow the tax base supporting city services and community priorities. |
| 12 Harbor View | Private School | Private Institutional (.35) Allowed Floor Area: 99,708 | Increase of 14,244 sq ft. | +94 | To provide opportunity for the Harbor Day School to increase enrollment by 72 students if approved by an independent Conditional Use Permit process. |





CHAPTER 3 **Land Use Element**



Land Use Element Amendment

Planning Commission
Briefing
September 19, 2013



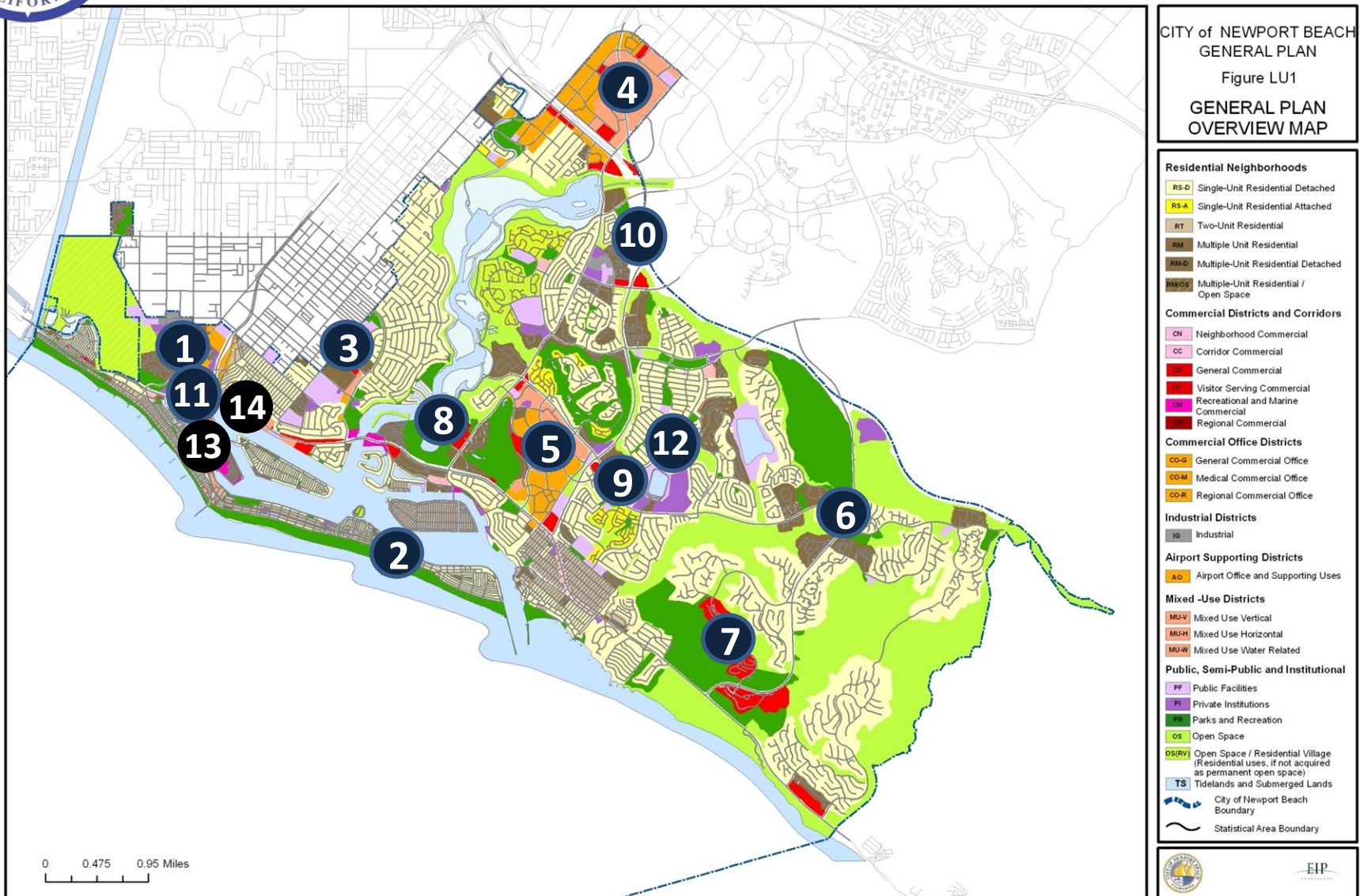


LUE Amendment Objectives

- Consider land use designation and density adjustments, in context of “**trip neutrality**”
- Policy revisions to reflect new City plans and policies
 - Balboa Village
 - Lido Village
- Policy revisions to reflect legislation, best practices, and City staff review

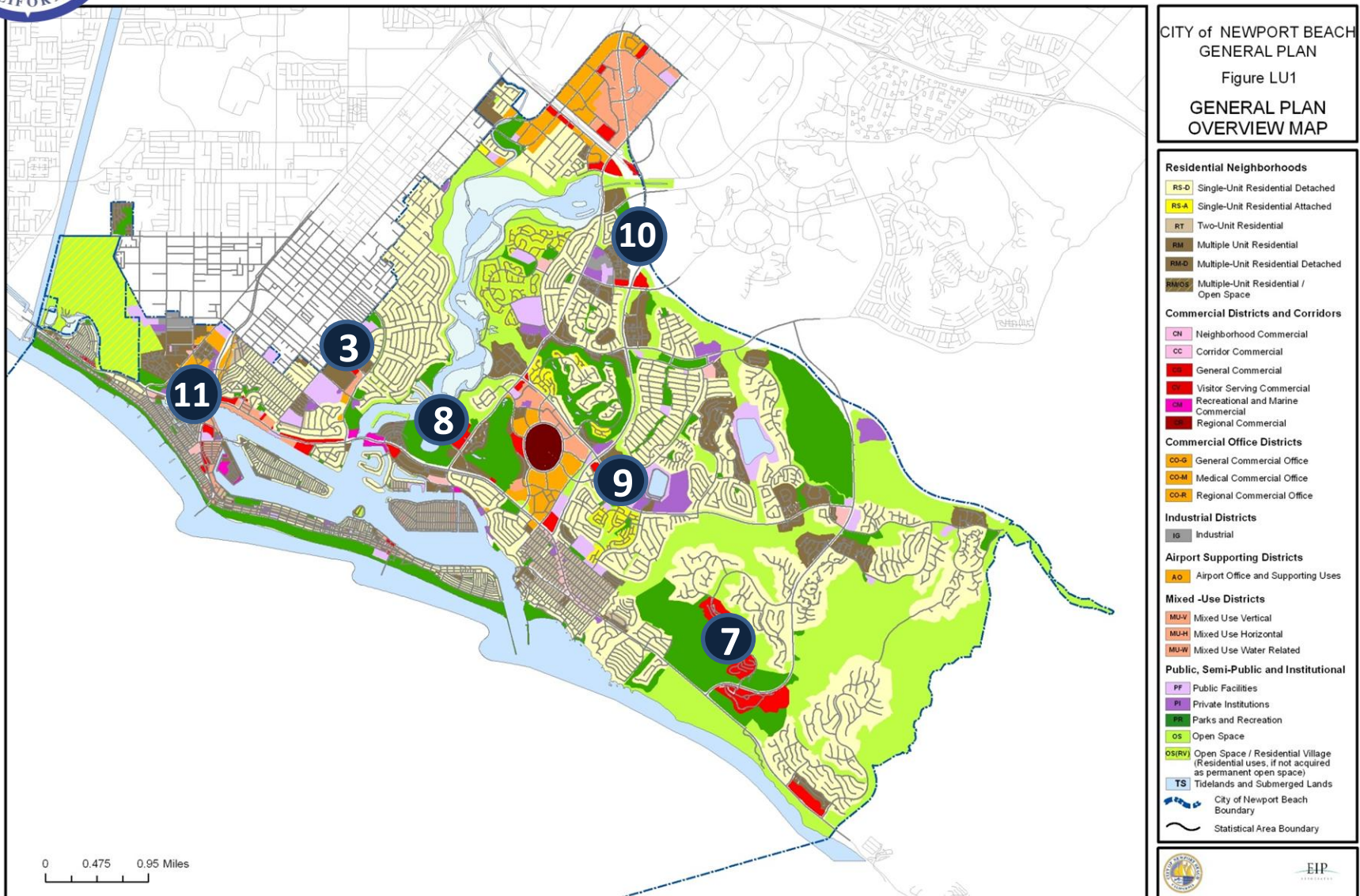


Study Areas





Reduced Capacity





Reduced Capacity





Reduced Capacity

| Map Reference | Location | 2006 General Plan | | Existing | LUEAC Recommendation | |
|---------------|----------------------|---------------------------------|---------------|---------------|----------------------|--------------|
| | | Designation | Allowable SF | | Reduction SF | Remaining SF |
| 3 | Westcliff Plaza | Neighborhood Commercial (CN) | 138,500 | 112,986 | 14,514 | 11,000 |
| 6 | Newport Coast Center | Neighborhood Commercial (CN) | 141,787 | 103,712 | 37,825 | 200 |
| 7 | Newport Coast Hotel | Visitor-Serving Commercial (CV) | 2,150 (rooms) | 1,128 (rooms) | 1,022 (rooms) | 0 |
| 8 | Bayside Center | Neighborhood Commercial (CN) | 66,000 | 65,284 | 366 | 350 |
| 9 | Harbor View Center | Neighborhood Commercial (CN) | 74,000 | 71,993 | 1,875 | 150 |
| 10 | The Bluffs | General Commercial (CG) | 54,000 | 50,312 | 3,538 | 150 |
| 11 | Gateway Park | Commercial Corridor (CC) | 4,356 | 0 (Park) | 4,356 | 0 |



Land Use Changes





Land Use Changes

| Map Refer-ence | Location | 2006 General Plan | | Existing | LUEAC Recommendation | | | |
|----------------|--------------------------------|-----------------------------|-----------------|-------------------------|---------------------------|--------------------------------|------------|--------------|
| | | Designation | Allowed Density | | Designation | Density | Reduced SF | Remaining SF |
| 1 | 1526 Placentia (King's Liquor) | Multi-Unit Residential (RM) | 18 DU/Acre | 7,424 SF | General Commercial (CG) | 0.5 FAR | 6 DUs | 0 |
| 1 | 1499 Monrovia | Multi-Unit Residential (RM) | 18 DU/Acre | Vacant office building | Public Facilities (PF), | NA | NA | NA |
| | | | | | or RM | 18 DU/Acre | | |
| 2 | 813 East Balboa Boulevard | Two-Unit Residential (RT) | 18 DU/Acre | Day Spa/Legere Property | Mixed-Use Vertical (MU-V) | 1.5 FAR (0.7 non-res; 0.8 res) | NA | NA |



Land Use Changes



1499 Monrovia

Supporting Facts:

Vacant office building
abutted by multi-family
residential

GP: Multiple Unit Residential (RM)
Allowed Density: 18 DU/Acre
Recommended Designation: Public
Facilities (PF) or RM 18 DU/Acre





Modified Capacity





Modified Capacity



Newport Center/Fashion Island

Recommended Increases:

Regional Office: 500,000 SF

Regional Commercial: 50,000 SF

Multi-Family Dwellings: 500



Modified Capacity



Harbor Day School

Supporting Facts:

Provides opportunity for expanded facilities and student enrollment.
Subsequent entitlement permits required.

GP Designation: Private Institutional (0.35 FAR)

Allowed Floor Area: 99,708 SF

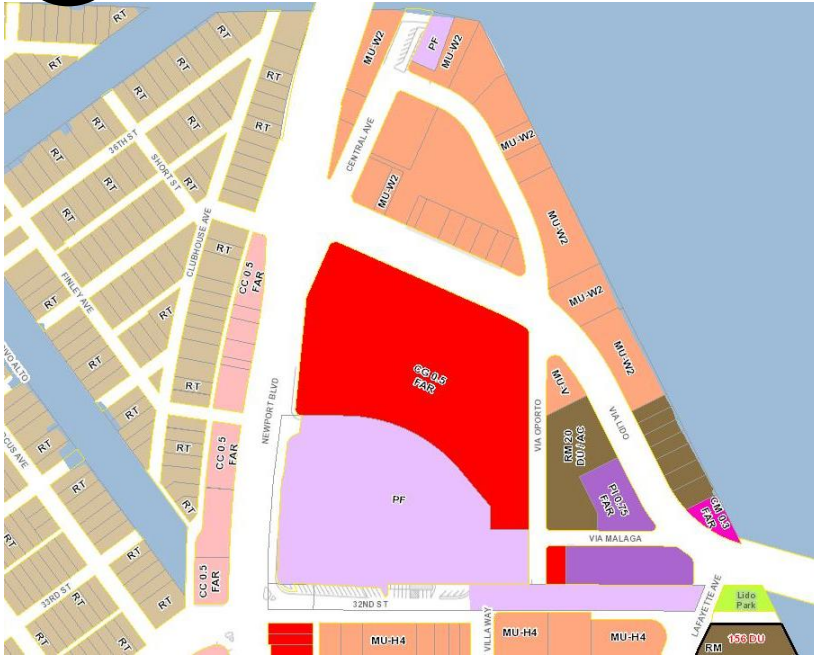
Recommended Increase: 14, 244 SF (0.4 FAR)



No Change in Capacity

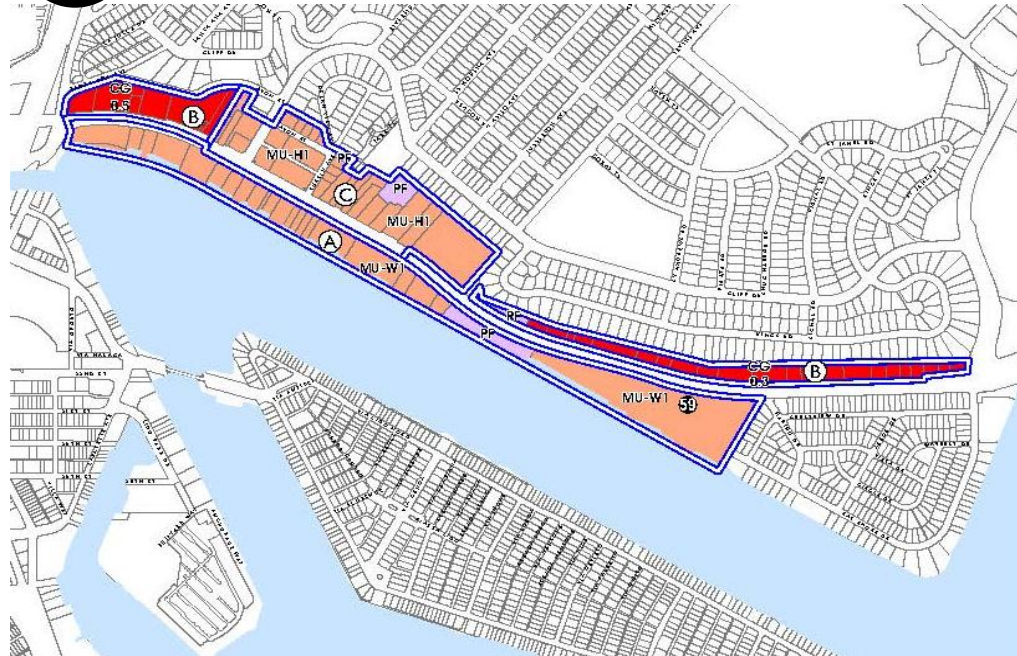
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Lido Village



14

Mariners' Mile

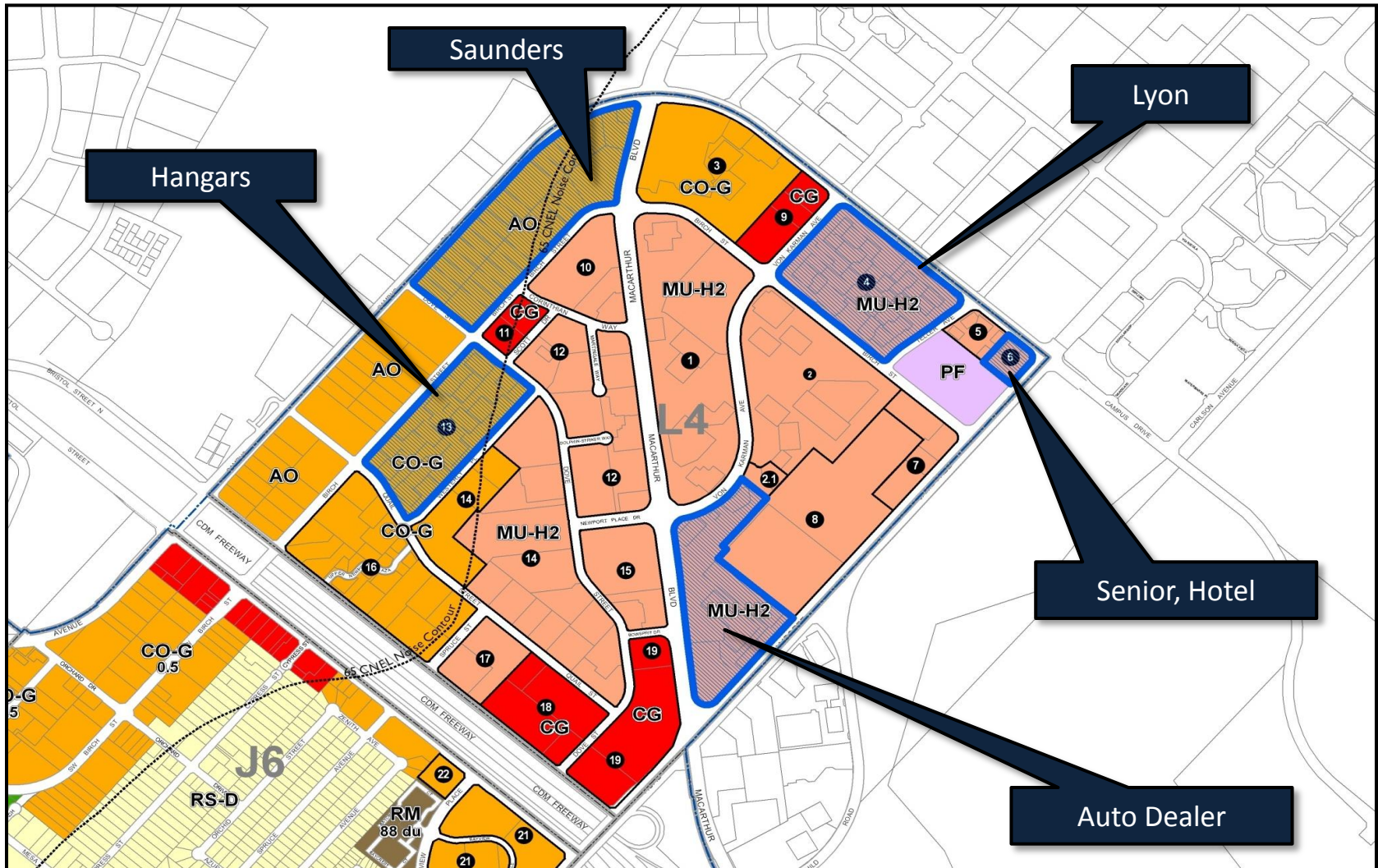


Economic analyses indicate General Plan residential densities sufficient for development feasibility



To Be Resolved

Airport Area





To Be Resolved

Saunders Properties

Current: 575,00 sq ft.

Proposed: 1.2 million sq ft. & 685 Apartments

Lyon Homes

Current: 1,650 replacement du's
550 Additive du's

Proposed: 2,350 replacement du's

UAP Companies

Current: 46,044sq ft. commercial

Proposed: Allow congregate care, hotel with more floor area (trip neutral)

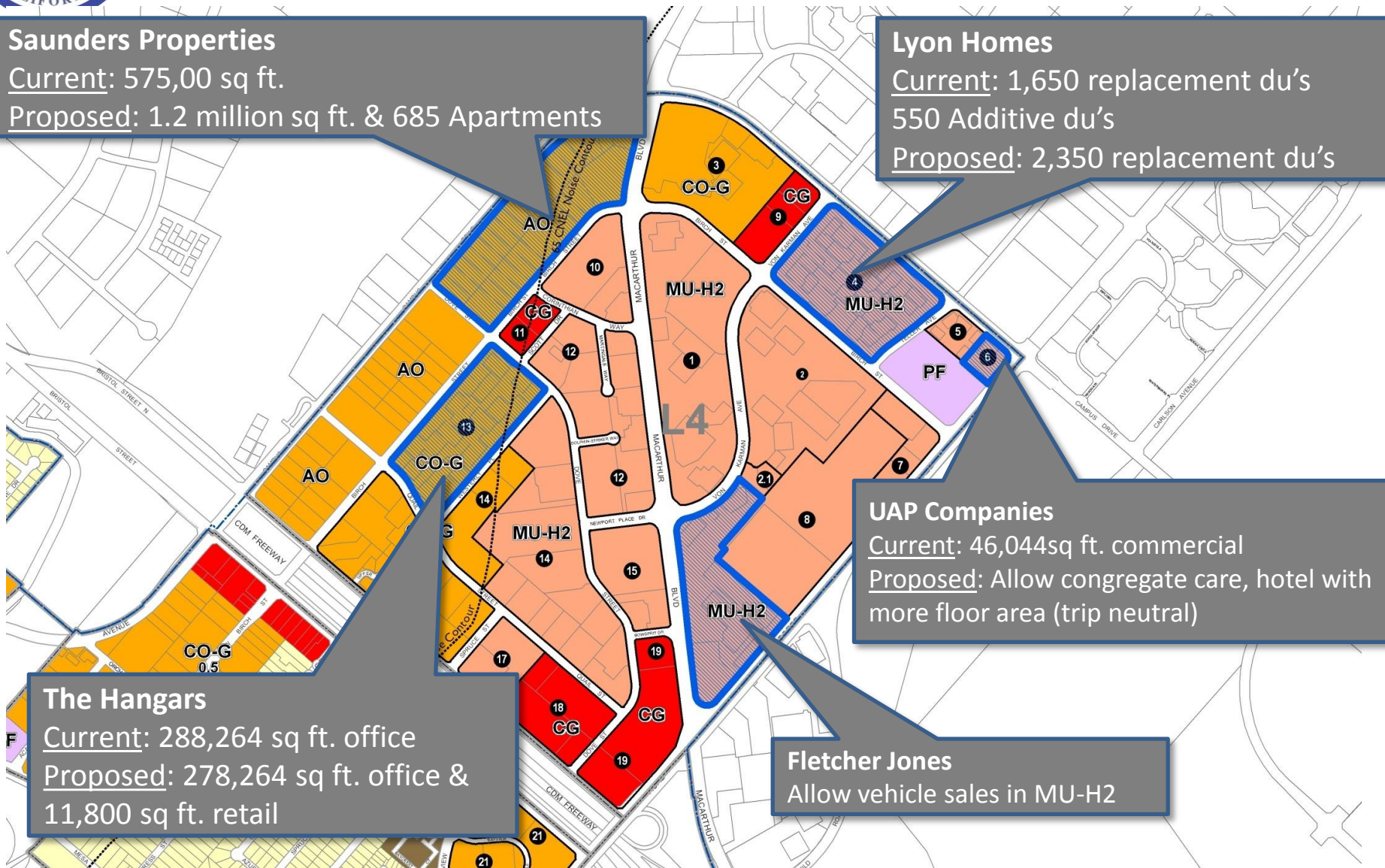
The Hangars

Current: 288,264 sq ft. office

Proposed: 278,264 sq ft. office &
11,800 sq ft. retail

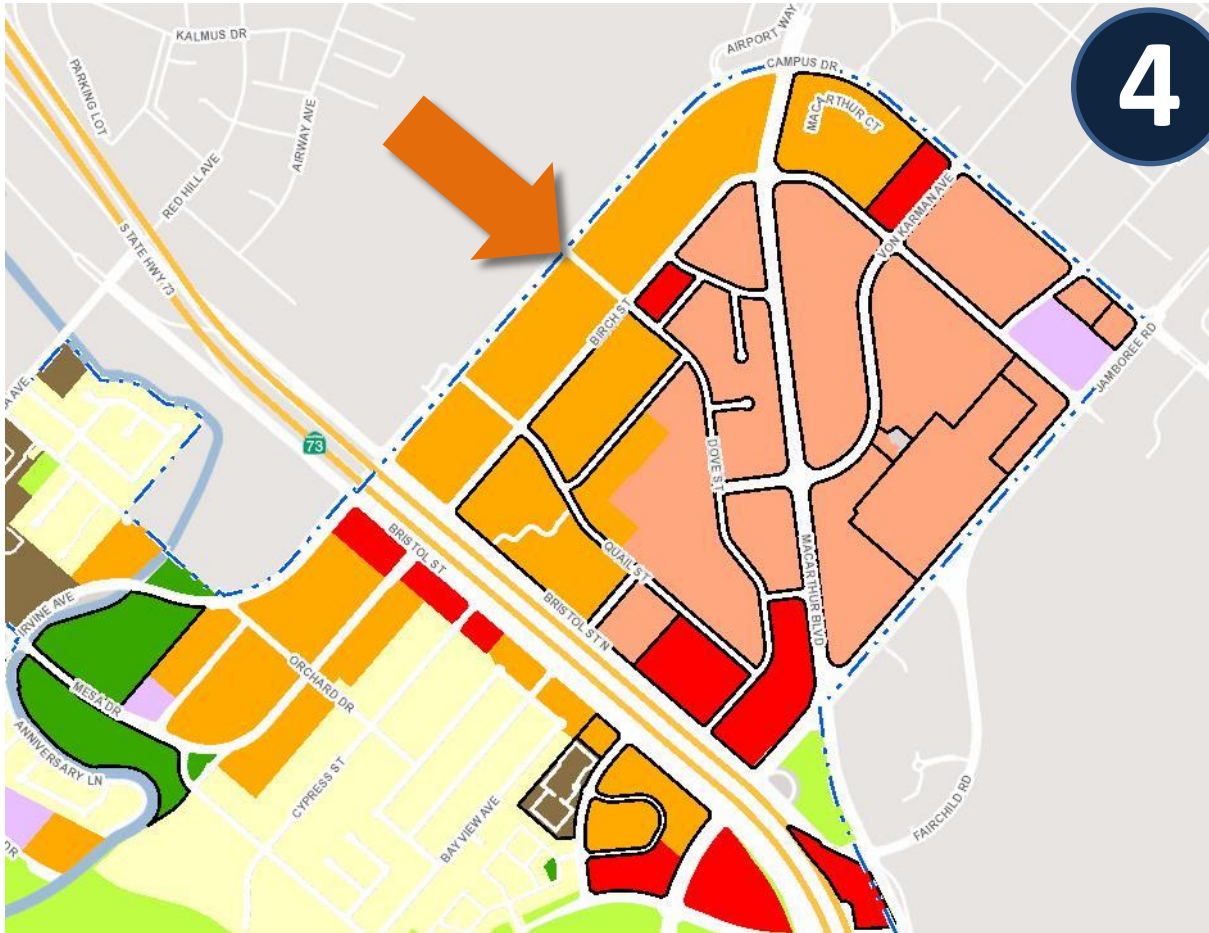
Fletcher Jones

Allow vehicle sales in MU-H2





To Be Resolved



4

Airport Area Issues:

1. Should additional replacement housing units be permitted, while maintaining trip neutrality? (GP: 2,200 maximum)
2. Should additional trips be permitted to facilitate new projects?
3. Should separate planning study be conducted in future to address second question?



To Be Resolved

- Lower Castaways: Land use designation, capacity
- Other Irvine Company property capacity modifications
- Policy revisions to reflect legislation, best practices, and City staff review



Next Steps

- **October 1:** LUEAC Meeting to Finalize Land Use Recommendations for CEQA Review
- **October-February:** Prepare Draft Supplemental Environmental Impact Report
- **November-January:** LUEAC Meetings for Recommended LUE Goal and Policy Revisions



Discussion

Planning Commission
Briefing
September 24, 2013

CHAPTER 3 **Land Use Element**

